



# UPDATED A G E N D A

## OCONEE COUNTY COUNCIL MEETING

### September 05, 2023

### 6:00 PM

Council Chambers, Oconee County Administrative Offices  
415 South Pine Street, Walhalla, SC

#### Call to Order

#### Moment of Silence

#### Invocation by County Council Chaplin

#### Pledge of Allegiance to the Flag of the United States of America

#### Approval of Minutes

August 15, 2023 Regular Meeting Minutes

#### Proclamations

**PROCLAMATION 2023-05** A PROCLAMATION HONORING MR. ELBERT LAMAR BAILES, JR.

**PROCLAMATION 2023-06** A PROCLAMATION RECOGNIZING THE 50<sup>TH</sup> ANNIVERSARY OF OCONEE NUCLEAR STATION

#### County Attorney Comments

#### County Administrator Comments

#### Public Comment Session

*[Limited to a total of fifty (50) minutes, five (5) minutes per person]*

*If you are not able to attend in person and you have a comment, you may submit it by emailing [jennifercadams@oconeesc.com](mailto:jennifercadams@oconeesc.com) or calling 864-718-1023, so that your comment may be read it into the record.*

#### Council Member Comments

**Public Hearings for the Following Ordinances** *If you would like to be heard during either of the public hearings, please contact Clerk to Council Jennifer C. Adams at [jennifercadams@oconeesc.com](mailto:jennifercadams@oconeesc.com) or 864-718-1023 so that your participation by may be coordinated.*

**ORDINANCE 2023-13** AN ORDINANCE AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS, IN ONE OR MORE SERIES, TAX-EXEMPT OR TAXABLE, IN AN AMOUNT NOT TO EXCEED \$25,000,000 FOR THE PURPOSE OF DESIGNING, ACQUIRING, CONSTRUCTING, INSTALLING, EQUIPPING, OR REHABILITATING VARIOUS CAPITAL PROJECTS, INCLUDING WASTEWATER IMPROVEMENTS AND RELATED EQUIPMENT; AUTHORIZING THE COUNTY ADMINISTRATOR TO PRESCRIBE THE FORM AND DETAILS OF THE BONDS; PROVIDING FOR THE PAYMENT OF THE BONDS AND THE DISPOSITION OF THE

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PROCEEDS OF THE BONDS; PROVIDING FOR BORROWING IN ANTICIPATION OF THE ISSUANCE OF THE BONDS; AND OTHER RELATED MATTERS.

**ORDINANCE 2023-16** AN ORDINANCE TO AMEND AND SUPPLEMENT ORDINANCE 2023-01, WHICH ESTABLISHED THE BUDGET FOR OCONEE COUNTY AND PROVIDED FOR THE LEVY OF TAXES FOR ORDINARY COUNTY PURPOSES, FOR THE TRI-COUNTY TECHNICAL COLLEGE SPECIAL REVENUE FUND, FOR THE EMERGENCY SERVICES PROTECTION SPECIAL REVENUE FUND, FOR THE ROAD MAINTENANCE SPECIAL REVENUE FUND, FOR THE BRIDGE AND CULVERT CAPITAL PROJECT FUND, FOR THE ECONOMIC DEVELOPMENT CAPITAL PROJECT FUND, FOR THE PARKS, RECREATION, AND TOURISM CAPITAL PROJECTS FUND, FOR THE DEBT SERVICE FUND, FOR THE VICTIM SERVICES SPECIAL REVENUE FUNDS, FOR THE CAPITAL VEHICLE / EQUIPMENT FUND, AND FOR THE CREATION OF THE FIRE / EMERGENCY SERVICES CAPITAL VEHICLE AND EQUIPMENT FUND THE COMMUNITY HEALTH AND COMMUNITY SERVICES FUND, AND THE GENERAL ONE TIME CAPITAL FUND, ALL IN OCONEE COUNTY FOR THE FISCAL YEAR BEGINNING JULY 1, 2023 AND ENDING JUNE 30, 2024, IN ORDER TO EFFECT SUPPLEMENTAL APPROPRIATIONS; AND OTHER MATTERS RELATED THERETO.

### **Third Reading of the Following Ordinances**

**ORDINANCE 2023-13** *[see caption above]*

### **Second Reading of the Following Ordinances**

**ORDINANCE 2023-14** AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF ADDENDA TO THE LEASE AGREEMENTS BETWEEN OCONEE COUNTY AND (1) THE FOOTHILLS FARMSTEAD (“FARMSTEAD”) AND (2) THE FAIR-OAK YOUTH CENTER, INC. (“FOYC”), IN ORDER TO EFFECT THE TRANSFER OF CERTAIN PROPERTY FROM THE FOYC LEASE PREMISES TO THE FARMSTEAD LEASE PREMISES; AND OTHER MATTERS RELATED THERETO.

**ORDINANCE 2023-15** AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF AN AMENDMENT TO PURCHASE AND SALE AGREEMENT BY AND BETWEEN OCONEE COUNTY, SOUTH CAROLINA, AND MEYN AMERICA, LLC; AND OTHER RELATED MATTERS.

**ORDINANCE 2023-16** AN ORDINANCE TO AMEND AND SUPPLEMENT ORDINANCE 2023-01, WHICH ESTABLISHED THE BUDGET FOR OCONEE COUNTY AND PROVIDED FOR THE LEVY OF TAXES FOR ORDINARY COUNTY PURPOSES, FOR THE TRI-COUNTY TECHNICAL COLLEGE SPECIAL REVENUE FUND, FOR THE EMERGENCY SERVICES PROTECTION SPECIAL REVENUE FUND, FOR THE ROAD MAINTENANCE SPECIAL REVENUE FUND, FOR THE BRIDGE AND CULVERT CAPITAL PROJECT FUND, FOR THE ECONOMIC DEVELOPMENT CAPITAL PROJECT FUND, FOR THE PARKS, RECREATION, AND TOURISM CAPITAL PROJECTS FUND, FOR THE DEBT SERVICE FUND, FOR THE VICTIM SERVICES SPECIAL REVENUE FUNDS, FOR THE CAPITAL VEHICLE / EQUIPMENT FUND, AND FOR THE CREATION OF THE FIRE / EMERGENCY SERVICES CAPITAL VEHICLE AND EQUIPMENT FUND THE COMMUNITY HEALTH AND COMMUNITY SERVICES FUND, AND THE GENERAL ONE TIME CAPITAL FUND, ALL IN

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OCONEE COUNTY FOR THE FISCAL YEAR BEGINNING JULY 1, 2023 AND ENDING JUNE 30, 2024, IN ORDER TO EFFECT SUPPLEMENTAL APPROPRIATIONS; AND OTHER MATTERS RELATED THERETO.

**First Reading of the Following Ordinances**

**ORDINANCE 2023-17** AN ORDINANCE AUTHORIZING, PURSUANT TO TITLE 12, CHAPTER 44 OF THE CODE OF LAWS OF SOUTH CAROLINA 1976, AS AMENDED, THE EXECUTION AND DELIVERY OF A SPECIAL SOURCE REVENUE CREDIT AGREEMENT BY AND BETWEEN OCONEE COUNTY, SOUTH CAROLINA, AND A COMPANY IDENTIFIED FOR THE TIME BEING AS PROJECT GALT, ACTING FOR ITSELF, ONE OR MORE CURRENT OR FUTURE AFFILIATES AND OTHER PROJECT COMPANIES (COLLECTIVELY, “COMPANY”); PROVIDING FOR A FEE IN LIEU OF AD VALOREM TAXES INCENTIVE; PROVIDING FOR A SPECIAL SOURCE REVENUE CREDIT; CREATING A, OR MODIFYING AN EXISTING, JOINT COUNTY INDUSTRIAL AND BUSINESS PARK BETWEEN OCONEE COUNTY AND PICKENS COUNTY SO AS TO DESIGNATE THE PROPERTY OF THE PROJECT AS PART OF THE PARK; AND OTHER RELATED MATTERS.

**First & Final Reading for the Following Resolutions**

**RESOLUTION 2023-14** A RESOLUTION ESTABLISHING THE OCONEE COUNTY OPIOID RESPONSE TASK FORCE.

**Discussion Regarding Action Items**

**Council discussion and approval of the issuance of an Request for Proposals for the renovation of the former Oconee County Courthouse.**

**Council consideration and discussion regarding updating and amending Sign Control Ordinance 2020-09.**

**RFP 23-02 Financial Auditing Services  
Amount: \$60,000.00**

**Department: Finance**

**Procurement was approved by Council in Fiscal Year 2023-2024 budget process.  
Budget: \$68,000.00                      Project Cost: \$60,000.00                      Balance: \$8,000.00**

This Request for Proposal was issued to select a firm of Independent Certified Public Accountants to provide auditing and consulting services to Oconee County beginning with the audit of the 2022-2023 fiscal year. Under South Carolina law, Oconee County must provide an independent annual audit of all financial records and transactions of the County to be made by a Certified Public Accountant (or firm of such accountants) which has no personal interest, direct or indirect, in the fiscal affairs of the County or its officers.

One August 1, 2023 formal sealed proposals were opened. Thirty-six (36) firms were notified of this opportunity and one firm submitted a proposal. An evaluation committee consisting of County Staff reviewed / scored the response and unanimously voted to recommend Mauldin & Jenkins CPAs & Advisors, of Columbia, SC, for award. Mauldin and Jenkins CPAs & Advisors has been the County’s auditor for the last ten (10) years.

*It is the staff’s recommendation that Council:*

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1. Approve the award of RFP 23-02, Financial Auditing Services, to Mauldin & Jenkins CPAs and Advisors of Columbia, SC, in the amount of \$60,000.00
2. Authorize the County Administrator to renew this contract for up to four (4) one-year terms, as long as the amount does not exceed the amount budgeted for this service, and the services provided are satisfactory.

**PO 55251, LS3P Associates Phase 2  
Alexander-Cannon-Hill House  
Renovation, Change Order # 1**

**Department(s): Oconee PRT – High Falls**

**Amount: Original Purchase Order: \$28,800.00**  
**Phase 2 (Change Order # 1): \$67,500.00**  
**Total: \$96,300.00**

**Procurement was approved by Council in Fiscal Year 2022-2023 & 2023-2024 budget process.**  
**Budget \$96,300.00                      Project Cost: \$96,300.00                      Balance: \$0.00**

**(Funding from Local ATAX Fund \$28,800.00 FY 2022-2023 & Parks, Recreation & Tourism Capital Project Fund \$67,500.00 FY 2023-2024)**

Pleasant Alexander built the Alexander-Cannon-Hill (ACH) House in 1831. In 1971, Duke Power gave the house to High Falls County Park. On July 24, 1972, the ACH House was added to the National Register of Historic Places and retains much of the original construction. Currently, the first floor is being used as office space / gift shop and the second floor has only been used for storage. Park Staff wants to utilize the second floor of the house to include office space, conference room, bathroom, etc. Procurement and Park Staff began creating specifications for an electrical upgrade. During a visit to the site, structural issues were found that require correcting before any renovations could be started. With this being a structure from 1831 and being listed on the National Register of Historic Places, staff decided it was in the best interest of the County and the Structure to have a firm that is well versed in this type of project to assist with the renovation.

On January 18, 2023, staff contracted with LS3P Associates, LTD., On-Call Architectural Consultant Firm (RFP 20-02), to assist with the Renovation Project.

Procurement issued Purchase Order Number 55251 to LS3P Associates, LTD., in the amount of \$28,800.00 for Phase 1 – Preliminary Design and Schematic Design Phase for the Alexander-Cannon-Hill House at High Falls County Park.

This Change Order request is for Phase 2 of the Alexander-Cannon-Hill House Renovation. This Phase includes Design Development, Construction Documents, Negotiations and Construction Observation.

Staff requests approval for Change Order #1 to PO 55251 for Architectural Services, in the amount of \$67,500.00; which is an addition to the original scope of work. If approved, the new total for the purchase order is \$96,300.00.

***It is the staff’s recommendation that Council:***

2. Approve Change Order # 1 to PO 55251, for project Phase 2, in the amount of \$67,500.00 for a total purchase order amount of \$96,300.00.
3. Authorize the County Administrator to execute documents for change order #1, PO 55251 (Phase 2).

## **Council Committee Reports**

*Budget, Finance and Administration Committee ..... August 15, 2023*

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## **Board & Commission Appointments**

*The Board & Commission seats listed below are co-terminus with Council District seats and will require [in the 1st quarter of 2023] appointment and/or reappointment as follows:*

### **Agricultural Advisory Board**

District IV: No questionnaires on file for this seat

### **Executive Session**

*[upon reconvening Council may take a Vote and/or take Action on matters brought up for discussion in Executive Session, if required]*

- 1. Council discussion regarding a contractual matter related to the Town of Salem, City of Seneca, City of Walhalla and the City of Westminster.*
- 2. Discussion regarding an Economic Development matter, Utica Mill Project.*
- 3. Council consideration and discussion regarding a contractual matter related to public wastewater infrastructure.*

### **Adjourn**

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